

# CITY OF WEST DES MOINES

## COUNCIL AGENDA

**date:** October 19, 2020

**time:** 5:30 P.M.

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MAYOR ..... STEVEN K. GAER  
COUNCILMEMBER AT LARGE ..... RENEE HARDMAN  
COUNCILMEMBER AT LARGE ..... MATTHEW MCKINNEY  
COUNCILMEMBER 1<sup>ST</sup> WARD ..... KEVIN L. TREVILLYAN  
COUNCILMEMBER 2<sup>ND</sup> WARD ..... GREG HUDSON  
COUNCILMEMBER 3<sup>RD</sup> WARD ..... RUSS TRIMBLE

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CITY MANAGER.....TOM HADDEN  
CITY ATTORNEY.....RICHARD SCIESZINSKI  
CITY CLERK.....RYAN JACOBSON

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***Due to the State Public Health Emergency Declaration regarding COVID-19, this meeting will offer two options for public participation. Members of the public wishing to attend the meeting in person may do so in the Council Chambers at West Des Moines City Hall, where seats will be arranged to allow for social distancing. Members of the public wishing to participate telephonically, may do so by calling:  
515-207-8241, Enter Conference ID: 664 457 410#***

1. **Call to Order/Pledge of Allegiance/Roll Call/Approval of Agenda**
2. **Citizen Forum** (Pursuant to City Council Procedural Rules citizen remarks are limited to five minutes under this agenda category - if additional time is desired the Mayor/Council may allow continuation as part of the Other Matters portion of the agenda)
3. **Mayor/Council/Manager Report/Other Entities Update**
4. **Consent Agenda**
  - a. Motion - Approval of Minutes of October 5, 2020 Meeting
  - b. Motion - Approval of Bill Lists
  - c. Motion - Approval of Liquor Licenses:
    1. Two Tees, LLC d/b/a Anna Dolce, 5585 Mills Civic Parkway, Suite 110 - Class LC Liquor License with Sunday Sales and Outdoor Service - New
    2. Revenge is a Dish, LLC d/b/a Moon at West Glen, 5485 Mills Civic Parkway - 5-Day Class LC Liquor License with Sunday Sales - Effective October 29, 2020 through November 2, 2020
    3. Firebirds of West Des Moines, LLC d/b/a Firebirds Wood Fired Grill, 440 South 68<sup>th</sup> Street, Suite 101 - Class LC Liquor License with Sunday Sales - Renewal
    4. Monterrey III, LLC, d/b/a Monterrey III, 6630 Mills Civic Parkway, Unit 3116 - Class LC Liquor License with Sunday Sales - Renewal
    5. Pho Shobu, LLC d/b/a Pho Shobu, 8950 University Avenue, Suite 103 - Class LC Liquor License with Sunday Sales - Renewal

6. SA Petro Mart, Inc., d/b/a SA Petro Mart, 136 1<sup>st</sup> Street - Class LE Liquor License with Carryout Wine, Carryout Beer, and Sunday Sales - Renewal
7. Shri Hari, LLC d/b/a West D Liquors, 5014 EP True Parkway - Class LE Liquor License with Carryout Beer, Carryout Wine, and Sunday Sales - Renewal
- d. Motion - Approval of Professional Services Agreement - Request for Proposals for EMS Billing and Collection Services
- e. Motion - Approval to Purchase OmniDeck Temporary Flooring and Field Cover - MidAmerican Energy RecPlex
- f. Motion - Approval of Amendment No. 1 to Professional Services Agreement - 2020 Street Reconstruction Program
- g. Motion - Approval of Change Orders:
  1. MidAmerican Energy RecPlex - General Construction, #6
  2. MidAmerican Energy RecPlex - Pre-Engineered Metal Building, #8
- h. Resolution - Approval of Interfund Transfers
- i. Resolution - Establish Public Hearing - Issuance of Not to Exceed \$17,000,000 General Obligation Urban Renewal Bonds
- j. Resolution - Authorize Temporary Transfer of Surplus Funds from the Sewer Enterprise Fund to the MidAmerican Energy RecPlex Enterprise Fund
- k. Resolution - Approval of 28E Agreements:
  1. Mutual Assistance - Dallas County Area Fire/Rescue Services
  2. Iowa Pledge Tobacco Compliance Program - Iowa Alcoholic Beverages Division
- l. Resolution - Order Construction:
  1. 2020 Pavement Markings and On-Street Bike Markings Program
  2. 2020 Stormwater Intake Repair Program
- m. Resolution - Accept Work:
  1. Cedar Ridge Sewer Extension
  2. MidAmerican Energy RecPlex - Foundations
  3. Veterans Parkway, SE 50<sup>th</sup> Street to SW 60<sup>th</sup> Street
- n. Resolution - Establish Consultation Meeting and Public Hearing - Amendment #10 to the Amended and Restated Mills Parkway Urban Renewal Area
- o. Resolution - Approval and/or Ratification of Specific Fees and Charges - Development Services Department
- p. Resolution - Approval of Donation Agreement - South 8<sup>th</sup> Street Improvements
- q. Resolution - Approval of Reservation of Storm Sewer Easement - Intersection of 4<sup>th</sup> Street and Grand Avenue
- r. Resolution - Approval and Acceptance of Purchase Agreements and Property Interests:
  1. 2019 Channel Repair Program
  2. Ashworth Road Reconstruction, Phase 4
  3. Sugar Creek Conveyance Improvements, Phase 2
- s. Proclamation - Approval of Proclamations:
  1. Lung Cancer Awareness Month - November 2020
  2. Extra Mile Day - November 1, 2020

**5. Old Business**

- a. Village on Jordan Creek, southwest corner of Jordan Creek Parkway and Ashworth Road - Establish the Village on Jordan Creek Planned Unit Development (PUD) - Czech Mate, LLC
  - 1. Ordinance - Approval of Third Reading and Final Adoption
- b. Des Moines University, 8025 Grand Avenue - Amend the West Grand Business Park Planned Unit Development (PUD) Parcel 8 to Allow Installation of Private Utilities with Approval of a Phased Site Plan and Establish Regulations for Signage During Construction - Des Moines University Osteopathic Medical Center
  - 1. Ordinance - Approval of Second, Third Readings and Final Adoption
- c. Amendment to City Code - Title 2 (Board and Commissions), Chapter 2 (Board of Adjustment) - Repeal and Replace Section 4 "Jurisdiction; Powers" to Add Provisions to Allow for Zoning Exceptions and to Clarify the Requirements for a Variance Request - City Initiated
  - 1. Ordinance - Approval of Second, Third Readings and Final Adoption

**6. Public Hearings (5:35 p.m.)**

- a. Bridgewood, northeast and southeast corners of 81<sup>st</sup> Street and Bridgewood Boulevard - Amend Planned Unit Development (PUD) Setback Requirements - Bridgewood Association, Inc.
  - 1. Ordinance - Approval of First Reading
- b. Amendment to City Code - Title 9 (Zoning), Chapter 7 (Setback and Bulk Density Regulations) - Modify When the Average Front Yard Setback Requirement is Applied - City Initiated
  - 1. Ordinance - Approval of First Reading
- c. Amendment #4 to the Ashworth Corridor Urban Renewal Area - City Initiated
  - 1. Resolution - Approval of Urban Renewal Plan Amendment
- d. Agreement for Private Development (Upper Story Housing Program) - Taxium, LLC
  - 1. Resolution - Approval of Agreement
- e. 2019-2020 FY Community Development Block Grant Program - Consolidated Annual Performance Evaluation Report (CAPER) - City Initiated
  - 1. Resolution - Approval of CAPER
- f. Conveyance of Underground Electric Easement to MidAmerican Energy Company - Raccoon River Lift Station - City Initiated
  - 1. Resolution - Approval of Conveyance of Property
- g. 2020-21 FY Operating and Capital Budget - Amendment #1 - City Initiated
  - 1. Resolution - Approval of Budget Amendment #1

- h. Raccoon River Basin Segment 5 Gravity Sewer - City Initiated
  - 1. Resolution - Approval of Plans and Specifications
  - 2. Motion - Receive and File Report of Bids
  - 3. Resolution - Award Contract
- i. Valley View Aquatic Center Three Meter Diving Platform - City Initiated
  - 1. Resolution - Approval of Plans and Specifications
  - 2. Motion - Receive and File Report of Bids
  - 3. Resolution - Award Contract

## 7. New Business

- a. Erik's Bike Shop, 950 1<sup>st</sup> Street - Construction of a 7,500 sq. ft. Retail Bike Store - EBS Property Iowa, LLC
  - 1. Resolution - Approval of Site Plan
- b. Des Moines University, 8025 Grand Avenue - Phased Site Plan Approval to Allow for Private Utility Installation - Des Moines University Osteopathic Medical Center
  - 1. Resolution - Approval of Site Plan
- c. M&W Mini Storage, 2001 Grand Avenue - Approval of Site Improvement Plan Compliant with Planned Unit Development (PUD) Requirements - MHC 80 (Des Moines, IA), LLC
  - 1. Resolution - Approval of Site Improvement Plan
- d. Panera Bread, 6740 University Avenue - Approval of Modifications to Site and Building to Accommodate Implementation of a Drive-Thru - SLB Real Estate Investors, L.C.
  - 1. Resolution - Approval of Minor Modification
- e. Parcel 2020-158, 3330 Westown Parkway - Create One Parcel for Transfer of Ownership and One Parcel for Right-of-Way - Shoppes at Valley West, LLC
  - 1. Resolution - Approval and Release of Plat of Survey
- f. Amendment to City Code - Title 3 (Business and Licensing), Chapter 6 (Massage Establishments and Technicians) - Update Application Requirements for a Massage Therapy Business License - City Initiated
  - 1. Ordinance - Approval of First Reading
- g. Xcaret Club and Lounge, LLC d/b/a Xcaret Club and Lounge, 2700 University Avenue, Suite 200 - Class LC Liquor License - Renewal
  - 1. Motion - Denial of Liquor License Application

## 8. Receive, File and/or Refer

**9. Other Matters**

The City of West Des Moines is pleased to provide accommodations to disabled individuals or groups and encourages their participation in city government. Should special accommodations be required please contact the Clerk's office at least 48 hours in advance, at 222-3600 to have accommodations provided.